

**Notice of Exemption**

To:  Office of Planning and Research  
 PO Box 3044, 1400 Tenth Street, Rm. 212  
 Sacramento, CA 95812-3044

From: City of Vista  
 200 Civic Center Drive  
 Vista, CA 92084-6275

County Clerk  
 County of: San Diego

Project Title: Planning Case No. P22-0044 – The Learning Experience

Project Location – Specific: 3150 Business Park Drive

Project Location – City: Vista Project Location – County: San Diego

**Description of Project:**

The proposed project consists of a request for approval of a Plot Plan to construct a 9,844 square foot childcare facility with outdoor playground and associated site improvements on 1.15 acres located at 3150 Business Park Drive. The proposed building has been designed to accommodate a reception area, office, pantry, lounge, restrooms, and eleven classrooms. The proposed site improvements include playground facilities, new parking area, and associated landscape improvements. Construction of the proposed project would also require a Building Permit.

Name of Public Agency Approving Project: City of Vista Planning Division

Name of Person or Agency Carrying out Project: Ashdon Development, Inc. – Ahmad Ghaderi  
28405 San Canyon Road, Suite B  
Santa Clarita, CA 91387  
Contact: Ahmad Ghaderi - (661) 250-9300

**Exempt Status:** (check one)

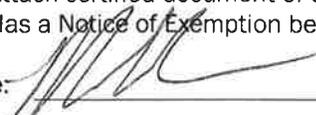
- Ministerial (Sec. 21080(b)(1): 15268);  
 Declared Emergency (Sec. 21080(b)(3): 15269(a));  
 Emergency Project (Sec 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: Class 32, Section 15332 – In-Fill Development Projects  
 Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is exempt under State CEQA Guidelines Section 15332 of the California Environmental Quality Act Guidelines because the proposed project involves an In-Fill Development Projects, which is a Class 32 categorical exemption. The proposed Learning Center project meets the following five conditions of Class 32 exemptions: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services. The proposed project consists of the construction of a 9,844 square foot childcare facility with outdoor playground and associated site improvements at 3150 Business Park Drive.

Lead Agency Contact Person: Michael Ressler, Principal Planner Telephone Number: 760-643-5382

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:  Date: 11/17/22 Title: Principal Planner

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_  
 Signed by Applicant